



Seattle Chinatown
International District
Preservation and
Development Authority

Dr. Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

13 November 2017

Dear Dr. Morales,

Please find attached an application for a Community-Wide Assessment Grant from the Seattle Chinatown International District Preservation and Development Authority. We are requesting \$238,950 to perform environmental site assessments for selected sites, and build property owner capacity in the Chinatown International District of Seattle over a project period of three years.

A Community-Wide Assessment Grant would benefit a neighborhood that is stressed by policy changes and development pressure that threaten to displace longstanding low-income populations. The Chinatown International District (CID) comprises only a small part of Seattle, with 2,693 residents compared to the city's population of 704,352. However, the neighborhood is a regional node of diverse cultures, centrally located affordable housing, and multimodal transportation. Maintaining the CID's affordability for family-owned businesses, diverse cultural organizations, and current low-income residents in the face of strong market forces will require a number of creative approaches – including full assessment, cleanup, and utilization of our neighborhood's brownfields.

The CID is currently at a significant turning point. With its central location, recent upzoning, and a booming real estate market, the neighborhood is appealing to developers. To compound that, many property owners are eyeing the improvements required by the new rental housing standards and anticipated seismic retrofit policy and seriously considering selling as a very real option. This puts residents and business owners at serious risk of displacement and threatens nearly 100 years of cultural continuity in this district. Planning for and reusing brownfields for affordable housing and commercial space will help maintain a balanced and equitable community, inline with city equity goals.

A 2006 study of historic land use identified 70 potentially contaminated sites in the CID. All sites are owned by private owners who have limited resources and who are eager to partner with SCIDpda to identify cleanup needs and redevelopment opportunities.

a. Applicant Identification:

Seattle Chinatown International District
Preservation and Development Authority
(SCIDpda)
Plaza Level
409 Maynard Ave S
Seattle, WA 98104

b. Applicant DUNS Number

088717384

c. Funding Requested:

- i) Assessment
- ii) \$238,950 total, no waiver requested
- iii) \$116,975 Hazardous Substances and
\$121,975 Petroleum
- iv) Community-wide

d. Location:

Seattle, King County, Washington

e. Not Applicable

f. Contacts

Project Director

MaryKate Ryan, Preservation Planner
SCIDpda, IDEA Space
409B Maynard Ave S
Seattle, WA 98104
phone: 206-962-4032/fax 206-467-6376
marykater@scidpda.org

Chief Executive

Jamie Lee, Community Initiatives Director
SCIDpda
409B Maynard Ave S
Seattle, WA 98104
phone: 206-838-8713/fax 467-6376
jamiel@scidpda.org

g. Date Submitted:

11/13/2016

h. Project Period:

11/1/2018 – 2/28/2021

i. Population

Target Area (CID): 2,693

Seattle: 704,352

j. Special Considerations Checklist

Attached. No items applicable.

Thank you for your consideration of this proposal. We hope to work closely with EPA to facilitate the assessment, cleanup and redevelopment of contaminated sites in the CID.

Sincerely,



Jamie Lee
Community Initiatives Director
Seattle Chinatown International District Preservation and Development Authority

Appendix 3-Regional Priorities Form/Other Factors Checklist

Name of Applicant:

Seattle Chinatown International District Preservation and Development Authority _____

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Region 10, no priorities addressed as part of this project.

Page Number(s): _____

Assessment Other Factors Checklist

Please identify (with an X) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process. Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less. x	1
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates. x	7
Applicant is, or will assist a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6006
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

November 6, 2017

Susan Morales
U.S. Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, Washington 98101

Dear Ms. Morales:

I understand that the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) will submit an application to the U.S. Environmental Protection Agency (EPA) for a \$235,950 Assessment Grant under the Fiscal Year 2018 Brownfields Program grant cycle. The SCIDpda intends to use EPA grant funds to inventory brownfield sites, prioritize sites impacted by petroleum and hazardous substances, assess existing contamination with Phase I and II Environmental Site Assessments, and create a Brownfields Advisory Committee to plan for cleanup and reuse of priority sites throughout the Seattle Chinatown International District. The project will support EPA's current economic development and environmental cleanup efforts by identifying environmental concerns and positioning brownfields sites for reuse.

As a requirement of the application, the SCIDpda has informed Ecology of their plans to apply for this assessment grant. Ecology is very supportive of these efforts and this letter is provided to recognize that the SCIDpda has fulfilled their notification requirement. The Ecology point of contact for this site is Bob Warren in our Bellevue office. Bob's telephone number is (425) 649-7054. For questions regarding this letter or general Brownfields questions, please contact me at (360) 407-7188.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alan Bogner".

Alan Bogner
Brownfields Manager
Toxics Cleanup Program
WA State Department of Ecology
PO Box 47600
Olympia, WA 98504 7600

cc: MaryKate Ryan, SCIDpda
Bob Warren, Ecology
Mike Warfel, Ecology
Deborah Burgess, EPA

III.B. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

The Seattle Chinatown International District Preservation and Development Authority (SCIDpda) is a city-chartered development corporation. Our charter is attached.

2. Community Involvement

SCIDpda has reached out to a variety of partner organizations to ask them to be involved with our work on this grant. We plan to use their networks and ours to reach out to community members, particularly during the planning prior to environmental assessments. The Brownfields Advisory Committee will be one method of involvement, and we will seek property and business owners for this committee. As for general outreach to community members, we will provide updates at community meetings, use a variety of media outreach methods including print and online media, and do 1-to-1 outreach to business owners. These are methods that have been successful for past projects.

V.A. Evaluation Criteria

1. Community Need

1.a.i Community and Target Area Descriptions

Seattle, Washington is one of the fastest-growing cities in the U.S. The city has experienced rapid physical and economic expansion over the past two decades. Much of this growth is driven by newer technology-based industries, with companies such as Amazon, Microsoft, and Google drawing educated, prosperous workers to the region. Other growth is rooted in longstanding industries such as trade via the Port of Seattle and aerospace engineering, with Boeing as an anchor. This prosperity is not universal. The city's recent growth spurt threatens to leave some residents behind including seniors, the working poor, many young families, and those who do not have the education, training, or language skills to find a niche in the booming economy. Affordability is an issue in nearly all neighborhoods as the cost of housing outpaces income growth.

The Seattle Chinatown International District (CID)—the target area for this grant proposal—is a diverse low-income neighborhood south of downtown that covers 0.25 square miles.¹ The CID was established more than 100 years ago as the only area Chinese, Japanese, and Filipino immigrants could live. It served the housing and business needs of immigrant workers, and it provided some commerce to the larger community. From the two train stations (Union and King) on the west edge of the district, the area developed many mixed use buildings, with commercial spaces on the ground floors and housing above, mostly hotels and single-room occupancy (SRO) rentals for laborers. The area originally known as Chinatown was redlined in the 20th century, the only neighborhood in which the Chinese had been able to buy land. As the district moved east, lower commercial buildings and single-family homes developed, particularly along Jackson Street in historic Japantown. The internment of Japanese-Americans during World War II drastically reduced the population in this eastern area; it never fully recovered. Light industry began to develop in this area, and auto-related businesses found room to expand. In the late 1960s, the construction of Interstate 5 (I-5) cut the neighborhood in half at 9th Ave S. The highway caused further disinvestment in the area as a whole, and new city ordinances closed some of the SRO buildings.

The Seattle Chinatown International District Preservation and Development Authority (SCIDpda) was created in 1975 to help preserve the unique cultural and historical character of the CID. Beginning with the Bush Hotel (1915), SCIDpda rehabilitated historic hotel and SRO buildings into low-income apartments and affordable commercial spaces to revitalize the district. The portion of the district west of I-5 is a National Register-listed historic district that is also regulated locally by the International Special Review District (ISRD) historic preservation board since the late 1970s. In 2017, the ISRD's purview expanded to include the whole CID, including all of what is now known as Little Saigon to the east of I-5.

From WWII to the late 1970s, the area to the east of I-5 languished. Small industries thrived through the war, but many of the houses fell into disrepair. Auto businesses began to occupy many lots, and laundries and dry cleaners moved into the area out of the historic buildings to the west. After the state of Washington welcomed Vietnamese refugees to the state, many found

¹ It is composed of Chinatown, Japantown, Filipino Town, and Little Saigon, and is bounded by Yesler St and S. Main Street on the north, Rainier Ave. S. on the east, S. Dearborn Street on the south, and 4th Ave. S. on the west.

affordable rental buildings in which to start small businesses in this area, and Little Saigon began to develop. Today, Little Saigon is a small business district with approximately 125 businesses, most in the food or service sector – about 70% of the businesses are Vietnamese owned. There are only 110 residential units. Despite this, Little Saigon is a vibrant and vital social, cultural, and economic hub for the approximately 55,000 people of Vietnamese descent in the Puget Sound region.²

By the late 1980s through the 1990s, many property owners in Little Saigon invested in upgrades that would net them more rent from Vietnamese businesses, and many small strip malls like the one at the NE corner of 12th and Jackson were built – though 12th and Jackson is unusual in being a two-story strip mall. Properties changed hands in this period, many auto businesses disappeared, but properties were redeveloped without known environmental site cleanup.

The CID faces many challenges rooted in longstanding racial and economic inequality, including limited expertise and access to capital. In the past 5 years, market-rate developers have shown increasing interest in the CID. Affordable properties, housing pressures in other parts of Seattle, increasing transit options, and inclusionary zoning changes have made the CID the next hot neighborhood, heightening pressures. While most of the area west of I-5 is a protected historic district that has not been rezoned, Little Saigon was rezoned in 2008 and again in 2016 to allow building heights up to 10 times that of existing buildings, paving the way for the development of a dense mixed-use area. SCIDpda and other community agencies are not opposed to redevelopment; Little Saigon is a culturally-significant district rather than an architecturally significant district. With planning and community involvement, development in this area could benefit the community by adding housing to the commercial area.

1.a.ii. Demographic Information and Indicators of Need

Most CID residents fall into at least one vulnerable population group. More than 80% are people of color, and 72% speak a language other than English at home. Almost 20% of residents are seniors on low fixed incomes, but economic survival is tenuous for most residents. 51% of jobs are in the retail or service sectors, vulnerable to displacement. Unemployment in the CID is low at about 4%, but 16% of the population is past retirement age and the median household income (MHI) is about 30% of Seattle's MHI. The housing stock is nearly all single-room occupancy hotels (SROs) that have been converted to small apartments or remain SROs, limiting homeownership opportunities.

	Targeted Community (CID)	City of Seattle	Washington State	National
Population	2,693	704,352	7,288,000	323,127,513
Unemployment	5%*	5.7%	7.9%	6.2%
Poverty Rate	31.6%*	13.5%	13.2%	15.4%
Median Household Income (MHI)	\$29,464	\$70,594	\$61,062	\$53,889
Percent Minority	80%	33.3%	30.5%	37.8%
Speak Language Other Than English at Home	72%	22%	19%	21%
Homeownership	7%	46%	63%	64%
65 Years and Older (%)	16%	11%	15%	15%

Data based on American Community Survey 5-year estimates (2011-2015) dataset. Because the CID is part of 3 block groups in 2 tracts (90-2, 91-1, 91-2) most data was provided by Win/Win using geographic boundaries of 4th

² SCIDpda, et al., *Vietnamese Cultural Center Feasibility Study, Little Saigon Landmark Project*. Seattle, WA, 2013-2014.

*Ave S to Rainer, Yesler to Dearborn. *Indicates data that was averaged from block group data; the CID is 63% of the three block groups.*

1.a.iii. Description of the Brownfields

The CID has historically been home to many small-scale industries and services associated with brownfields sites, including dry cleaners and laundries, auto repair garages and gas stations, and industrial manufacturing and machine shops. These are scattered between the mixed-use residential and commercial buildings in the neighborhood west of I-5, and are clustered in the more industrial and commercial uses in Little Saigon, east of I-5. A 2006 Historic Land Use Study used historic maps and business directories to identify 70 parcels in this 0.25-square mile neighborhood that formerly or currently contained a potential contaminating use.³ Twenty-five of the 70 sites appeared in the Washington State Department of Ecology's (Ecology) databases and/or demonstrated possible contamination at inspection. Contaminated sites include, but are not limited to:

- former auto garages contaminated with the solvent trichloroethylene (TCE), petroleum, gasoline, and benzene; and former gas station sites with underground storage tanks (USTs), gasoline, diesel, heavy oil, and BETX (benzene, ethylbenzene, toluene, and xylene) (27 sites);
- former dry cleaners and laundries with potential solvent contamination (24 sites); and
- former metal plating facilities, with potential chromium contamination, and machine shops (16 sites).⁴

Just over half of these sites are in Little Saigon (east of I-5) which has 6 proposed new residential projects over the next 3-5 years. Many of the contaminated sites are in early 20th century 1-story commercial/industrial buildings; these sites have been rezoned to allow 8-10 stories. There is a locally-regulated historic district to the west, requiring retention of most existing buildings in any redevelopment plan; the buildings to the east of I-5 have not been evaluated for historical significance. 14 sites have been identified as higher priorities for redevelopment based on site location and current use. Among these are 2 possible petroleum sites with buildings not considered contributing in the historic district, 5 reused auto service/gas station buildings in Little Saigon, and 2 mixed manufacturing sites in Little Saigon, one of which is now a grocery store in the older building and another that was redeveloped as a strip mall with no known remediation.⁵

SCIDpda and the Friends of Little Saigon, a neighborhood non-profit, have studied community needs and made preliminary plans for a site that would include commercial, residential, and cultural space to give the community identity and a focal point as it redevelops into a mixed-use neighborhood. The preferred site would be at 12th and Jackson, the heart of the current commercial district and listed for sale for about 3 years. The site currently has a 2-story strip mall built in 1985. The wood-framed, stucco-covered building features 18 commercial units, 9 per floor, with glassed front doors flanked by picture windows. The building sits to the rear of the lot, occupying about half the lot, with parking in front. Although most of the 18 units appear

³ Environmental Coalition of South Seattle (ECOSS), *Study of Historic Land Use in Seattle's Chinatown*, 2006. The study used Polk Directories and the King County Regional Archive to determine historical land use from 1943-1994, reviewed the WA State Dept. of Ecology's Leaking Underground Storage Tank List and Suspected Contaminated Sites List (both 2006), and conducted visual examination of sites.

⁴ This adds up to 67 sites; the other three sites do not fall into these categories and are paint shops and a junk yard.

⁵ Keyed to the HLU Study, map-site listing 2-1; 4-2; 7-1; 7-2; 7-3; 7-5; 7-6.

to be rented at this time, only about half of the units are longer term tenants. The current building is 2 stories; current zoning allows approximately 9 stories (up to 95 feet), meaning that the underutilization of the site could provide housing in a mixed use building. The property was not identified as a potential brownfield in 2006's Historic Land Use study, but is today known to have contaminated groundwater. This project would determine the source and extent of contamination.

Current owners of many of these contaminated properties do not understand brownfields, assessments, and cleanup, and therefore underestimate the due diligence burden placed on potential purchasers. Because of long ownership by family associations, some property owners may not qualify for assistance under this grant, but untangling ownership and liability will be part of our survey work. Brownfields make redevelopment different and costly; this has resulted in multiple sales of at least one property in the CID, which still sits vacant nearly 10 years after it was put on the market.⁶ Assessment information will aid non-profit developers such as SCIDpda and InterIm CDA, long-standing neighborhood stakeholders, to have the capacity to compete with developers to purchase and redevelop properties that fit our missions to prevent displacement and improve our community. It will also help us assist property owners to redevelop their properties.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts

SCIDpda and the city of Seattle have engaged in an annual public safety survey in the CID in since 2015. 2017 results showed that crimes including drug dealing and shoplifting were prominent issues; approximately 30% of locals said they felt stress or anxiety about safety in the neighborhood.⁷ Areas like the I-5 underpasses on both Jackson and King Street are often cited as places where most people felt "unsafe," especially at night. The annual one-night count of homeless in Seattle has shown a steady increase, with nearly 1000 additional people unsheltered in 2017 versus 2016.⁸ Vacant and underutilized buildings attract squatters and vandals and increase negative perceptions both of and within the neighborhood.

City traffic data does not include any speed records, bicycle or pedestrian counts within the CID, but did list one fatal car/pedestrian accident in 2015, and collision maps show a high number of police-reported accidents in the west half of the district.⁹ In Little Saigon, larger blocks and fewer crossings make pedestrians feel unsafe; the only reported fatal accident in the CID was at the 12th and Jackson intersection, with crosswalks and pedestrian signal lights. The recent city study for their housing plan showed that residents of the CID were at high risk for displacement;

⁶ The Republic Hotel at 416 7th Ave S is an historic contributing National Register building with contamination from the neighboring gas station site.

⁷ SCIDpda & InterIm, 2017 *Seattle Chinatown International District Public Safety Survey Report*, <http://idea-space.info/wp-content/uploads/2016/05/CID-Survey-Report-061117-002.pdf>, (accessed 10/23/17).

⁸ Seattle/King County Coalition on Homelessness, *One Night Count*, <http://www.homelessinfo.org/> (2014-2017, accessed 10/16/17).

⁹ SDOT, 2016 *Traffic Report (based on 2015 data)*.

http://www.seattle.gov/Documents/Departments/SDOT/About/DocumentLibrary/Reports/2016_Traffic_Report.pdf (accessed 11/1/17).

the negative effects of psychosocial stressors such as worrying about whether you will have or be able to afford housing, contributes negatively to health in the CID.¹⁰

1.b.ii. Cumulative Environmental Issues

I-5 was constructed through the neighborhood in the 1960s, despite community protests. It bisects the neighborhood, creates freeway underpass space that is perceived as unsafe, and exposes vulnerable community members to significant air pollution from freeway congestion. Between I-5, which passes through the district, Interstate 90, 0.11 miles to the south of the CID, and the Alaskan Way Viaduct (Hwy 99/State Route 519) 0.3 miles to the west, 233,114 vehicles pass through or adjacent to the neighborhood.¹¹ The majority of the CID is in "traffic pollution exposure zones," defined as being within 300 meters of a busy roadway.¹² A "busy roadway" is defined as a section of road that sees 25,000 or more vehicles per day; in the two census tracts covering the CID, between 55.6% and 63.2% of the population lives near heavy traffic.¹³ Vehicles cause 55% of the air pollution in the state, and the CID is surrounded by highways¹⁴ but 66% of households do not have access to a vehicle.¹⁵ There is little air quality data specific to the neighborhood, but a project started in 2016 is collecting samples in areas adjacent to housing in the neighborhood.¹⁶ The highways also cause noise pollution, a relatively unstudied public health stressor.

Trucking and shipping at the nearby Port of Seattle 0.3 miles west of the CID creates additional air pollution. In 2016, roughly 2.6 million containers passed through the Port, up 4.7% from 2014, though down slightly from 2015.¹⁷ Trucks to transport these goods add additional pollution. 50 freight and 25 passenger trains run along 4th Ave S, the west edge of the district every day. The neighborhood's central location means that traffic flow on local streets is also heavy, contributing to traffic pollution and traffic-related dangers. 4th Ave S, the western boundary, carries an average of 29,000 vehicles every day; Rainier Ave S, the eastern boundary carries 36,000, and S Dearborn Street carries 22,400.¹⁸ S Dearborn St and I-5 are designated truck routes. 88 bus routes run through the neighborhood, adding transit options, but also vehicular traffic.

While the CID is adjacent to downtown Seattle, it bears a heavy burden of environmental effects from regional services. There are two parks in the neighborhood, but little open or green space. Hing Hay Park and the Donnie Chin International Children's Park are mostly pavement; there are no parks in Little Saigon. This contributes to a lack of access to green space for residents as well as increased contaminated run-off from Seattle's seasonal rains; the CID's sewers run

¹⁰ Neil Schneiderman, et al., *Stress and Health: Psychological, Behavioral, and Biological Determinants*. Annu Rev Clin Psychol, 2005; 1: 607-328. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2568977/> (accessed 11/1/2017).

¹¹ Washington State Department of Transportation (WSDOT), *Annual Report 2016*, http://www.wsdot.wa.gov/mapsdata/travel/pdf/Annual_Traffic_Report_2016.pdf, (accessed 10/23/17).

¹² SDOT, *2015 Seattle Traffic Flow Map*.

¹³ SDOT, *2014 Seattle Traffic Flow Map*.

¹⁴ WA State Dept. of Health, *Outdoor (Ambient) Air Quality, Health of Washington State*, <http://www.doh.wa.gov/Portals/1/Documents/5500/EH-AQ2014.pdf>, (1/24/2014, accessed 11/17/16).

¹⁵ American Community Survey 5-year estimates (2011-2015), CID dataset provided by Win/Win.

¹⁶ Air quality data is being collected by InterIm CDA as part of the 2020 Healthy Community Action plan.

¹⁷ The Northwest Seaport Alliance TEUs, *Sep 16 YTD report*, https://www.nwseaportalliance.com/sites/default/files/seaport_alliance_full_mty_by_month_2015vs16.pdf, (accessed 11/17/2016).

¹⁸ Seattle Department of Transportation (SDOT), *2015 Seattle Traffic Flow Map*, <http://www.seattle.gov/transportation/tfdmaps.htm>, (accessed 10/23/17).

directly to Puget Sound. The more neighborhood-specific information that is gathered, the more environmental justice becomes significant in addressing these adverse impacts to a community of color.

1.b.iii. Cumulative Public Health Impacts

The neighborhood's proximity to freeways, heavy local traffic, the Port of Seattle, and heavy rail, added to a high number of brownfields sites, is of particular concern given the sensitive populations who live here. The district has a high percentage of elderly, low-income minority residents, low-income families, and many people with limited English skills. Major community institutions, including two assisted living facilities, the neighborhood's only two family housing developments (3+ bedrooms per unit), a Head Start preschool, the community's primary health clinic, the CID community center and branch library, and the Danny Woo Community gardens, serving elderly gardeners and children, all about I-5. The community data and input show a high level of chronic stress in the populations living in the CID. Chronic stress has resulted in a lower life expectancy in the CID, with deaths from flu, stroke, and heart disease exceeding the county rate; diabetes is the leading cause of death in the district, with heart disease a close second. People living in the CID have high rates of smoking, high cholesterol and blood pressure, and low physical activity levels.¹⁹ Public health data at the neighborhood level is limited, but from 2010-2014, asthma hospitalizations in the 98104 zip code²⁰ were at a rate of 18.2 per 10,000 people; the county rates are 6.37 per 10,000 people.²¹

1.c. Financial Need

1.c.i. Economic Conditions

As a neighborhood with a history of redlining resulting in disinvestment by the city and other public agencies, the CID has long relied on grassroots organizations like SCIDpda to take the lead in fulfilling public needs. At this point in Seattle's real estate market, we can no longer compete with private developers in the open market. The CID has unused spaces and underutilized buildings that do not contribute to the vitality of our neighborhood.

SCIDpda, as a public community development organization formed under state law, can access public funds not available to private developers; these funds help us redevelop spaces in line with our mission to preserve this unique Asian Pacific Islander neighborhood in Seattle. We depend on revenue from property management, social services allocations, and grants; we receive no direct revenue from taxes. We regularly leverage funding for community capacity-building, economic development for small businesses and the whole community, public safety, and building improvements. We often assist individual property owners in securing and managing grants for building improvements, and we facilitate community-based "Friends of" groups that fundraise for public space improvements like parks. SCIDpda does not have the resources of its own to conduct a community-wide assessment of multiple sites.

¹⁹ Valerie Tran, Tom Im, Kay Nelson, *Seattle Chinatown-International District 2020 Healthy Community Action Plan*, (2016). Rates of disease instances are compared with the rest of King County, as data is collected at the county level.

²⁰ The CID is about 29% of the 98104 zip code, but also extends a small way into the 98144 zip code.

²¹ Washington Tracking Network, Washington State Department of Health. Web. *Asthma Hospitalizations: Age-Adjusted Rate per 10,000 (for specified age groupings)*. Data obtained from the Center for Health Statistics. *Washington Comprehensive Hospital Abstract Reporting System (CHARS)* (2014).

CID's diverse population is very low income and in persistent poverty,²² with a current MHI one-third that of Seattle's. On one hand, the CID's businesses appear to be thriving, with over 500 small businesses with 8,000 employees that reflect community members' diverse cultures and interests. On the other hand, most of these businesses are family-owned and -run, many contend with significant linguistic and cultural challenges, and most operate on slim profit margins. With increased interest in the district, commercial rents are rising and affordability for the traditional small businesses in this district is in peril. Approximately 1/3 of vacant commercial spaces are not currently available for rent because of a need for maintenance or code upgrades. Costs of improvements are anticipated to be so great that it will potentially force owners to sell to those who can afford to upgrade the buildings. Many community members fear that these sales could raise rents on commercial and residential units and gentrify the neighborhood, displacing current residents and businesses. This fear is based on seeing what has happened in Seattle's Central District, the historically African-American neighborhood to the east of the CID, which has watched its Black population decrease from 70% in 1960 to about 30% in 2010.²³

1.c.ii. Economic Effects of Brownfields

Brownfields sites, which are un- or underutilized sites in the CID, contribute to negative perceptions of the district from residents and patrons. Public safety concerns discourage patrons from frequenting the CID's small businesses, particularly after dark, and contribute to negative perceptions of the neighborhood. In 2016, the Office of Planning and Community Development produced the report *Growth and Equity: Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy* as part of the city's 2035 master plan. Using 14 indicators related to displacement risk and another 14 showing access to opportunity (i.e. desirability of the neighborhood), the CID ranked highest in both, a neighborhood highly vulnerable and with a high displacement risk.²⁴ CID residents are vulnerable to displacement because of low MHI, limited English abilities, age, and an extraordinarily low rate of homeownership, but also because of the desirability of the CID. Adjacent to downtown Seattle and accessible to all Seattle's transit options, the neighborhood looks attractive to developers.

SCIDpda is not against development in Little Saigon, but we are in favor of the preservation of the existing cultural community that created the Little Saigon neighborhood. Redevelopment would increase the tax base within the CID, especially in Little Saigon, where all properties are currently developed less than zoning now allows. Done with consideration for the Vietnamese community that created the sense of place that now attracts customers, the Little Saigon neighborhood could become a vibrant mixed-use, mixed income neighborhood that contributes to the Asian-American character of the CID as well as the economic health of Seattle. An increase of residential units would add to the tax base, provide rental incomes, and create a stronger local market for the retail businesses.

²² [policymap.com](https://www.policymap.com/maps?i=9935336&btd=6&period=2014&lind=111&rmp=orange&cx=-98.74552233238856&cy=39.105907084009964&cz=3&slc=0NJfpJc), using census tracts 90& 91 for Seattle, Washington:

(<https://www.policymap.com/maps?i=9935336&btd=6&period=2014&lind=111&rmp=orange&cx=-98.74552233238856&cy=39.105907084009964&cz=3&slc=0NJfpJc>) accessed 11/14/2017.

²³ *Seattle Segregation Maps*, part of the Univ. of WA's Seattle Civil Rights & Labor History Project, http://depts.washington.edu/civilr/segregation_maps.htm (accessed 11/3/17).

²⁴ Seattle Office of Planning and Community Development, *Growth and Equity: Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy* (Seattle 2035), http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2427615.pdf, (accessed 10/23/17)

2. Project Description and Feasibility of Success

2.a Project Description, Redevelopment Strategy, and Timing and Implementation

2.a.i Project Description and Alignment with Revitalization Plans

This project will use community outreach and educational sessions to help property owners and community members understand brownfields. It will identify potentially contaminated properties in an updated survey. It will assess approximately 10 properties and provide owners and potential owners with understanding of the contamination and scope of cleanup. Lastly, it will create a Brownfields Advisory Committee for the CID.

Facing displacement and gentrification as Seattle grows, SCIDpda's mission to "preserve, promote, and develop the CID as a vibrant community and ethnic neighborhood" means supporting development that first benefits the existing API community, which mainly consists of low-income Asian immigrant and refugee populations and their descendants. This project addresses the high risk of displacement highlighted by the city's Housing and Livability Agenda in 2016, which is due to the high opportunity (relative to transit access, rezoning height allowances, and proximity to services). We will form a Brownfields Advisory Committee to assist with this grant and with brownfields in the CID.

By assisting property owners in assessing their brownfields, as well as providing education and technical assistance, property owners will know what a brownfield is, how assessments are done, and what may be involved with cleanup as well as what resources they may use to fund it. By proactive assessment and planning, including the existing community input and involvement, we create a plan for more equitable redevelopment. Our neighborhood will change; we just want current neighbors to be a part of that future.

2.a.ii Redevelopment Strategy

Redevelopment of the Little Saigon part of the CID will increase density, reuse existing infrastructure, and enhance sustainability and equity.

This project will empower property owners and community members in a disinvested community in a strong property market to make informed, proactive decisions about maintenance, re-investment, or redevelopment of their properties based on solid information about brownfields impacts and costs, and neighborhood redevelopment goals. By engaging in education and capacity building with the community and with property owners, SCIDpda will ensure community participation in brownfields redevelopment and incorporate these properties into ongoing neighborhood planning.

Approximately 10 property owners will have assessments of their brownfields properties. SCIDpda is able to provide assistance with real estate, historic preservation, and development guidance, as well as assistance with financing and design partnerships.

2.a.iii Timing and Implementation

(a) Procurement: SCIDpda will select contractors according to EPA competitive procurement standards. RFPs will be advertised in local papers and trade journals, and competitive proposals will be evaluated according to consistent criteria. We will draft an RFP for this project for review at a planned Brownfields Advisory Committee meeting in January 2018, which we know is prior

to the grant decision; it will be ready for release if the grant is awarded to us. Submissions will be reviewed by a panel including partner organization representatives. A work plan schedule, below but subject to updating depending on the award date, and outline of partner responsibilities will ensure progress during the three year grant period.

(b) Site selection will be done in careful consultation with EPA based on site eligibility. With an updated survey of our potential brownfields sites, as well as information about development plans in the neighborhood, we will work to identify highly desirable properties for redevelopment based on current use and site capacity, and then select sites based on property owner or potential purchaser interest, capacity, and eligibility. Some of the property owners of long-standing will be liable for site contamination and will not qualify for assessment or cleanup assistance. Identifying these issues and addressing them in the education and outreach sessions will assist the neighborhood in making planning decisions.

(c) Site Access will be assured as part of our site selection process. We will work closely with partner organizations who may be potential purchasers of sites.

Key Project Activity	Timing	Responsible Party
Brownfields Advisory Committee meets	November 2018	SCIDpda + partners
RFP issued for prime contractor	November 2018	SCIDpda
Contractor selected	January 2019	SCIDpda
Updated brownfields inventory	Jan-April 2019	Contractor
Public workshop	May 2019	SCIDpda
Property owner outreach	May-August 2019	SCIDpda + contractor
Brownfields Advisory Committee meets	September 2019	SCIDpda + partners + contractor
Phase I sites selected, site access secured	Sept-Oct 2019	Contractor + SCIDpda
Public workshop	October 2019	SCIDpda
Brownfields Advisory Committee meets	February 2020	SCIDpda + partners
Phase I ESAs completed	Oct 2019-April 2020	Contractor
Public workshop	May 2020	SCIDpda
Phase II sites selected; site access secured	June 2020	Contractor + SCIDpda
Brownfields Advisory Committee meets	September 2020	SCIDpda + partners
Phase II ESAs completed	January 2021	Contractors
Public workshop	February 2021	SCIDpda

2.b. Task Descriptions and Budget Table

2.b.i Task Descriptions

Note: Except for Task 3: ESAs, task budgets are equally split between petroleum and hazardous substances because these tasks address brownfields as a whole.

Task 1: Community Outreach and Education: Grant request: \$13,800

Community outreach will include two different tracks: public workshops for the community and 1:1 technical assistance from the primary contractor on the project to property owners.

(a) SCIDpda will provide at least 4 public workshops using professional speakers and interpreters to provide information about brownfields, assessment and cleanup, redevelopment, and to provide historic context to enhance public and property owner capacity to understand and deal with the neighborhood's brownfield properties. Workshops are estimated at 2 hours each and will require speakers (\$150 honorarium estimated), refreshments (\$50), interpretation (\$100/hr), and staff time for organization, outreach, staffing, and promotion (4 hrs @ \$75/hr). (\$700/workshop).

(b) 1:1 technical assistance from the primary contractor to property owners within the district will be used to explain assessment protocols and findings, discuss challenges and cleanup needs, and explain state and federal involvement and processes. (70 hrs @\$100/hr) with 40 hours of interpretation (@\$100/hr) budgeted.

Task 2: Update Brownfields Inventory: Grant request: \$5,000

Based on the 2006 Historic Land Use study, we estimate that a contractor will need approximately 50 hours (at \$100/hr) to complete an update for the entire CID. Output will include an addendum to the 2006 report, with a narrative and GIS-based maps detailing which sites have been assessed, cleaned up, and/or redeveloped in the 12 years since the report was completed, as well as any new sites that have been identified. This will result in a more accurate inventory for the neighborhood.

Task 3: Complete Phase I and Phase II Environmental Site Assessments (ESAs):

Grant request: \$205,000; \$100,000 hazardous substances, \$105,000 petroleum
The contractor will complete ASTM-compliant Phase I and II assessments on specific sites as they are identified and determined by EPA to be eligible. Phase II sites will be selected based on Phase I outcomes and property owner capacity. The consultant will also prepare planning-level remediation cost estimates for selected sites. Projected outputs for this task are 5 petroleum site Phase I ESAs and 5 hazardous substance site ESAs (\$5000 each), 4 petroleum site Phase II ESAs (\$20,000 each), and 1 hazardous substances Phase II ESA (\$75,000)²⁵. This would include consultants' time, laboratory analysis, and drilling services. Consultant will assure NEPA compliance. All assessments will comply with the National Historic Preservation Act and local preservation review, using 36CFR6-qualified SCIDpda staff to ensure compliance unless archaeological monitoring is required. Over 80% of the total request is used for this task.

Task 4: Project Management and Reporting: Grant total: \$15,150

(a) \$11,250. SCIDpda will perform project management and reporting to implement and manage the grant, including management of contractors and reporting according to the EPA requirements, include ACRES reporting. (150 staff hrs at \$75/hr for project management). Outputs will include invoices, documents, and reports required by EPA and the State Department of Ecology.

(b) \$3,000. SCIDpda will send a staff member to the national brownfields conference. Roughly estimated travel costs.

(c) \$900. SCIDpda will create and convene a CID Brownfields Advisory Committee, to be established in January 2018 to begin work on brownfields issues prior to this grant award with a plan to meet once per year regardless of funding available for assessment and cleanup. If funding is awarded, the CIDBAC will meet more often to discuss priorities in the community. We have assumed two meetings per year at 90 minutes per meeting (9 hrs total), with interpretation (\$100/hr). In-kind match will be provided by 7 members and donated meeting space.

²⁵ Estimates for this task were based on discussions with 6 local consulting firms. While all admitted that phase II ESAs could vary widely in price depending on contamination, they all agreed that hazardous substance ESAs tended to be much more expensive. Prices are based on median ballpark quotes for the types of sites in the CID.

2.b.ii. Budget Table. TOTAL GRANT REQUEST: \$238,950

Hazardous Substances Budget Categories	Community Outreach & Education	Update Brownfields Inventory	ESAs, phases I & II	Project Management & Reporting	Total
Personnel & Fringe Benefits	\$600			\$5,625	\$6,225
Supplies	\$100				\$100
Contractual	\$5,900	\$2,500	\$100,000	\$450	\$108,850
Speaker honorariums	\$300				\$300
Travel				\$1,500	\$1,500
Total	\$6,900	\$2,500	\$100,000	\$7,575	\$116,975
Petroleum Budget Categories	Community Outreach & Education	Update Brownfields Inventory	ESAs, phases I & II	Project Management & Reporting	Total
Personnel & Fringe Benefits	\$600			\$5,625	\$6,225
Supplies	\$100				\$100
Contractual	\$5,900	\$2,500	\$105,000	\$450	\$113,850
Speaker honorariums	\$300				\$300
Travel				\$1,500	\$1,500
Total	\$6,900	\$2,500	\$105,000	\$7,575	\$121,975

2.c. Ability to Leverage

In the redevelopment of two parcels, now known as International District Village Square I & II, SCIDpda has been through the entire brownfields redevelopment process, knowledge that we can leverage to assist property owners and community members to understand real estate and redevelopment possibilities for brownfields.

Source	Purpose/Role	Amount	Status
Community Partners	Donated time & meeting space for Brownfields Advisory Committee	\$4,595 ²⁶	Secured resource (see letters of support, appendix B)
Communities of Opportunity Grant (partnership)	Work on anti-displacement policies in several neighborhoods	\$40,000 (total grant, \$200,000, split between 5 partners)	Pending resource
Local Initiatives Support Corporation Section 4 grant	Future land acquisition study and capacity building for community	\$52,000	Secured resource (letter attached in appendix C)
City of Seattle grant	Redevelopment study for 7 acre site in Little Saigon with 4 partner organizations	\$250,000	Pending resource

²⁶ Calculated based on staff time donations in Letters of Support for 9 hours of meeting over the grant period. Where a rate was not given, \$75/hour, SCIDpda's staff rate, was used. Donated meeting space at \$40/hour also included.

3. Community Engagement and Partnerships

3.a. Engaging the Community

3.a.i. Community Involvement Plan

For this grant, we will form a Brownfields Advisory Committee with community partner organizations and representatives from developers and property owners particularly in Little Saigon. This committee would meet twice a year for the period of this grant. We will hold four public workshops to increase community awareness around brownfields assessment and cleanup and lay the groundwork for informed decisions and meaningful actions. We will also work with property owners of brownfield sites to build capacity around assessment and cleanup. To achieve this, we will meet regularly with property owners of the selected project sites to inform them of progress and discuss next steps. About 70 hours of contractor time is funded for 1:1 technical assistance so that property owners understand the assessment work happening in the district. Interpretation will be available at all community meetings and over half of the 1:1 technical assistance from contractors.

SCIDpda and its community partners have a long history of facilitating culturally-competent discussions to engage its unique ethnically-diverse neighborhood. We regularly initiate and host community meetings about pressing topics and updates about this project will be provided at those meetings. We will use our property managers to notify residents in our buildings and those that we manage. We will also do outreach to the businesses by visiting, 1:1 with translated flyers and updates, and invitations to provide feedback.

3.a.ii. Communicating progress

For the brownfields assessment grant, we will provide updates at property owner workshops and host a well-publicized community presentation at the conclusion of the project, translating the results into layman's terms (and then into Chinese and Vietnamese). We will build discussion of project progress into ongoing planning discussions around the neighborhood. We will utilize our contacts at local newspapers, including but not limited to *Northwest Asian Weekly*, *International Examiner*, and Chinese- and Vietnamese-language newspapers, working with them to run stories discussing both brownfields overall and the project specifically, particularly at the beginning and end of the project. We will utilize SCIDpda's e-newsletter, website, social media accounts, and the networks and social media sites of community partners to raise awareness and disseminate information about the project. Using a variety of ways to reach out to the community allows us to reach the broadest swath of community members; this has been effective in other recent projects.

These strategies are appropriate and effective for the targeted community because they recognize different ways of engaging (electronic, print, and in-person). They also proactively reach out to residents, property owners, and other stakeholders who may not be proficient in English.

3.b Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority

SCIDpda will work closely with the state Department of Ecology to facilitate assessment and cleanup projects. Projects that receive assistance from the Brownfields grant may be required to enter Ecology's Voluntary Cleanup Program or other, more formal agreements, as appropriate.

SCIDpda will help property owners understand and follow Ecology's regulatory requirements as needed to achieve compliance.

3.b.ii Other Governmental Partnerships

City of Seattle Office of Planning and Community Development works to assess community needs, prioritize resources, and develop a vision for a Seattle that grows toward an inclusive, affordable, vibrant, interconnected, and innovative city. King County's Brownfields program is in flux, but we will work with them as possible.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description and Role

The CID has a rich network of social, cultural, and economic development organizations dedicated to revitalizing the neighborhood. Several community-based organizations have the capacity to redevelop brownfields or work with private property owners on redevelopment. We have identified and secured commitments from 6 organizations to play active roles in implementing this project.

- InterIm Community Development Association. Interim CDA is a 46-year old community development organization that would potentially develop brownfields properties in the future.
- Yesler Community Collaborative. Formed to address issues surrounding the Seattle Housing Authority's Yesler Terrace redevelopment and its impacts on adjacent neighborhoods, YCC will work with SCIDpda to ensure that brownfields in the CID, particularly Little Saigon, are tied into the overall catalytic Yesler Terrace revitalization plan.
- International Community Health Services. ICHS is a non-profit community health center since 1973 that was part of SCIDpda's past redevelopment of a brownfields site. ICHS will help track the adverse health impacts caused or impacted by the CID's brownfields.
- Friends of Little Saigon. FLS is the primary community development advocacy group for Little Saigon, tied to the Little Saigon business community. They will help SCIDpda work with the property owners and businesses in Little Saigon.
- Goodwill Industries, as a major property owner in the southeast corner of the neighborhood, owns several potentially contaminated parcels. As a non-profit developer and property owner in the neighborhood, they are an important stakeholder in this project.
- Wing Luke Museum of the Asian-American Experience. As a stakeholder in the Little Saigon neighborhood and community culture treasury, the Wing Luke staff will help SCIDpda insure cultural preservation is a primary consideration in redevelopment.

3.c.ii. Letters of Commitment Letters from our partners are attached in appendix B.

3.d. Partnerships with Workforce Development Programs

SCIDpda will work with partners to identify ways to promote local hiring and provide job opportunities to community members. We have discussed the workforce development program with King County's workforce program, but will need to work with them once there is an RFP available.

4. Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits

Revitalized spaces will discourage loitering and property destruction, and reduce the perceptions of “unsafe” space. With new zoning, more mixed use buildings will be created providing much-needed housing and commercial spaces that meet code requirements. With the aid of these assessment grants, smaller developers and local non-profits will understand what is required for cleanup and what is available to help; this will allow them to compete with developers for brownfields sites to redevelop. While no cleanup will occur with this grant, assessment is the first step to the major environmental benefit of brownfield site cleanup.

4.b. Economic and Community Benefits

The CID has experienced decades of disinvestment due to a lack of political power, little access to capital within the community, and an historical distrust of outside institutions rooted in the experience of pervasive discrimination. Many property owners, some with complicated family ownership structures, have held property for years, but lack the funds, the ability to access loans, and the expertise to rehabilitate buildings or redevelop lands. This results in buildings in need of major upgrades to meet building code, vacant residential rental space in mixed-use buildings, and empty developable lots. Assessment grants for the brownfields sites among these are the first step to redevelopment and revitalization.

5. Programmatic Capability and Past Performance

5.a. Audit Findings

SCIDpda has never received adverse audit findings with regard to administration of federal funds or other funds.

5.b. Programmatic Capability

SCIDpda has prior experience with redevelopment of brownfields sites. In the late 1990s and early 2000s, SCIDpda redeveloped two former Metro bus barn sites at 8th and Dearborn into the two International District Village Square complexes. IDVS I houses low-income seniors, a childcare, a community health clinic, and several commercial storefronts. IDVS II has low-income family apartments (2 and 3 bedrooms), a community center, a branch library, and again a few commercial storefronts. Both of these projects took under-utilized public properties with contaminated sites and turned them towards serving community needs. The IDVS sites created partnerships, housing, and community benefits as well as reducing community exposure to environmental pollutants and toxins.

MaryKate Ryan, the Preservation Planner at SCIDpda, will be the project director. MaryKate has 14 years of experience in preservation planning and State Historic Preservation Offices. She will be overseeing NHPA compliance, including section 106 review as needed. She will manage reporting of outputs and outcomes for this grant, with the assistance of **Jamie Lee**, Community Initiatives Director, who will be the Project Advisor. Jamie has over 9 years of experience in fund development and project management. **Maiko Winkler-Chin**, the Executive Director at SCIDpda, will oversee the project. Maiko has 15+ years of experience in community and economic development including affordable housing management, asset management, real estate development, and finance.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Outputs for this grant project will include an updated Historic Land Use Survey (Brownfields Inventory), and Environmental Site Assessments. Community and property owner meetings will also be held, with multi-lingual informational handouts being a product of discussions at these meetings. Successful completion of these outputs will be tracked and measured by quarterly narrative reporting and invoices. The outcome will be a better informed neighborhood working with property owners aware of and educated about their brownfields sites. These owners will understand the extent of contamination and cleanup necessities, and will be able to make empowered decisions about the redevelopment of their properties.

5.d. Past Performance and Accomplishments

d.ii.(1) City of Seattle/Housing Authority—Little Saigon Landmark Project feasibility

study-\$140,000: This grant supported a feasibility study of the Little Saigon Landmark Project, a proposed mixed-use development that will serve as the social, cultural, and economic hub of the Vietnamese-American community in the Seattle region. SCIDpda managed a complex project process with building contractors, architects, and cost estimators to develop an in-depth analysis of the development, then created a cohesive document to inform potential funders of the project. Project presentations to both the Seattle City Council and the Seattle Housing Authority board of directors have garnered their support to help advocate for funding of the next phase, predesign development, which was added to the 2017 city budget.

d.ii.(2) City of Seattle, Office of Economic Development, Only in Seattle grant (2014 -- 2018, totaling-\$1 million) This grant supports neighborhood-wide efforts to improve the CID's business district. As the lead agency and fiscal sponsor of this grant, SCIDpda subcontracted to 5 neighborhood organizations to develop a neighborhood marketing plan; improve public safety, cleanliness, and the public environment; and expand organizational capacity. This grant was used to leverage Community Development Block Grant funds for façade improvements. Periodic progress reports including budgets and narratives, and final project reports. Quarterly deliverable reports to the city and community, as well as invoice processing, are done, consistent with the work plan.

d.ii.(3) City of Seattle—unreinforced masonry/rental housing pilot project grant-\$80,000:

With outreach to CID property owners around new policies that affect their buildings, and the convening of 6 technical assistance workshops, SCIDpda worked with owners of 7 properties to complete case study reports on the financial feasibility of property upgrades to meet two proposed ordinances. A final report summarizing the impacts of these two ordinances on properties within the CID and Pioneer Square neighborhoods was released in June 2016. It is available in digital and print form, in English and Chinese. The City has used the project as an example of successful community outreach. PDA project staff have spoken about the project on four citywide panels. The project was completed on time and to the grantor's satisfaction.

Appendices Included:

A. Letter of Acknowledgement, Washington State Department of Ecology

B. Letters of Support

- City of Seattle Office of Planning and Community Development (OPCD)
- InterIm Community Development Association (Interim CDA)
- Yesler Community Collaborative (YCC)
- International Community Health Services (ICHS)
- Friends of Little Saigon (FLS)
- Goodwill Industries
- Wing Luke Museum of the Asian-American Experience

C. Leveraged Funding commitment: grant award letter from LISC

Appendix A: Acknowledgement from Washington State Department of Ecology



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

November 6, 2017

Susan Morales
U.S. Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, Washington 98101

Dear Ms. Morales:

I understand that the Seattle Chinatown International District Preservation and Development Authority (SCIDpda) will submit an application to the U.S. Environmental Protection Agency (EPA) for a \$235,950 Assessment Grant under the Fiscal Year 2018 Brownfields Program grant cycle. The SCIDpda intends to use EPA grant funds to inventory brownfield sites, prioritize sites impacted by petroleum and hazardous substances, assess existing contamination with Phase I and II Environmental Site Assessments, and create a Brownfields Advisory Committee to plan for cleanup and reuse of priority sites throughout the Seattle Chinatown International District. The project will support EPA's current economic development and environmental cleanup efforts by identifying environmental concerns and positioning brownfields sites for reuse.

As a requirement of the application, the SCIDpda has informed Ecology of their plans to apply for this assessment grant. Ecology is very supportive of these efforts and this letter is provided to recognize that the SCIDpda has fulfilled their notification requirement. The Ecology point of contact for this site is Bob Warren in our Bellevue office. Bob's telephone number is (425) 649-7054. For questions regarding this letter or general Brownfields questions, please contact me at (360) 407-7188.

Sincerely,

A handwritten signature in blue ink that reads "Alan Bogner".

Alan Bogner
Brownfields Manager
Toxics Cleanup Program
WA State Department of Ecology
PO Box 47600
Olympia, WA 98504-7600

cc: MaryKate Ryan, SCIDpda
Bob Warren, Ecology
Mike Warfel, Ecology
Deborah Burgess, EPA

Appendix B: Letters of Commitment from community organizations



Seattle
Office of Planning &
Community Development

Samuel Assefa, Director

600 4th Ave, Floor 5
P.O. Box 94788
Seattle, WA 98124-7088

November 2, 2017

Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales,

The Seattle Office of Planning and Community Development (OPCD) is very pleased to support the Seattle Chinatown International District Preservation and Development Authority's (SCIDpda) application for a Community-wide Assessment Grant for the Chinatown - International District (CID) neighborhood. SCIDpda has been an invaluable partner for several of our community planning projects in CID. Its leadership's deep knowledge of the area and their ability to reach out to, engage, and educate community members, have been vital to our work.

The CID neighborhood struggles with persistent long-term disinvestment, particularly in the unusually high density of brownfield sites. The proposed project would be a tremendous step forward for property owners and the community as a whole. It would help stakeholders to better understand brownfields and cleanup and redevelopment opportunities, and to leverage the challenge of its contaminated sites to become local assets - to meet the community's vision and goals for this key Seattle neighborhood.

The City of Seattle is contributing significant staff time and capital resources to the CID neighborhood in the advancement of community development and stabilization goals. OPCD is currently leading an interdepartmental team that is working collaboratively with community partners (including SCIDpda) to develop a plan that will guide City investments in the CID neighborhood for near to mid-term planning. If SCIDpda is awarded this grant, OPCD will support the work by participating in the Brownfields Advisory Committee and by considering the outcomes of the brownfields assessment in development of our CID Framework and Implementation Plan. Our ongoing commitment to the CID neighborhood and potential to assist community partners will leverage federal funds and help the project to be even more successful.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samuel Assefa', written over a horizontal line.

Samuel Assefa
Director

Appendix B: Letters of Commitment from community organizations



October 18, 2017

Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales,

I am writing to support for SCIDpda's application for a Community-wide Assessment Grant. The proposed project comes at a critical time for the neighborhood, as increasing market pressures threaten to displace longstanding residents and businesses. Responsible cleanup and redevelopment of brownfield sites can help to alleviate that pressure by supporting long-time property owners in redeveloping their own land, thereby preserving community ownership.

Inter*Im, the precursor to InterIm Community Development Association (InterIm CDA) was established in 1969 to save and revitalize Seattle's Chinatown – International District (CID) in the face of seemingly unstoppable decline. New fire codes, the construction of the I-5 freeway, and a slumping national economy forced many vulnerable residents to leave the community and threatened the survival of local businesses. Over the past decades, we have continued to support equitable, sustainable development and community organizing efforts in the Chinatown ID and, more recently, Asian and Pacific Islander communities in the Puget Sound region.

Today, the CID is at a tipping point similar to that of the late 1960s. The neighborhood faces many challenges, including persistent poverty, struggling small businesses, and residents who have historically been underrepresented in major decisions. Unlike the 1960s, there is a strong and growing market for market-rate housing in the neighborhood. If we are not careful, this could lead to widespread displacement of vulnerable populations: low-income households, seniors, and people with limited English skills.

The proposed project is a step toward ensuring that future development in our neighborhood is equitable, sustainable, and includes even the most vulnerable stakeholders. We have extensive experience working with a variety of properties in the CID and the Puget Sound region, having renovated or constructed 398 affordable housing units, largely in mixed-use buildings, as well as two community centers. We have also assisted private property owners and other organizations in the renovation of an additional 193 affordable units, bringing expertise in feasibility, financing, and project management.

Regards,

Thomas Im
Deputy Director

206 624 1802
310 Maynard Avenue South
Seattle, Washington 98104
interimicda.org

Appendix B: Letters of Commitment from community organizations



October 26, 2017

Susan Morales
EPA—Region 10
1200 Sixth Avenue, Suite 900, Mailstop ECL-112
Seattle, WA 98101

Dear Ms. Morales,

The Yesler Community Collaborative (YCC) is a Washington State nonprofit that fosters equitable community development in several historic, low-income, ethnically-diverse neighborhoods in central Seattle adjacent to downtown, including the Chinatown International District (CID). YCC is a backbone organization and neutral convener for a wide array of community-based and subject matter expert organizational and institutional stakeholders invested in these communities.

“Equitable development” to us means taking action on many fronts to sustain healthful, economically- and racially-diverse, vibrant neighborhoods. SCIDpda’s program for these grant funds as an important step toward achieving equitable development in the CID. It would lay the foundation for cleaning up contaminated sites, turning them from liabilities to community assets. Developable land is scarce in the CID; this grant will help ensure that every potentially available parcel contributes to a strong community.

We are happy to commit to working with SCIDpda and other partners in this effort. We will: assist with convening community groups and institutions around common goals; advocating with property owners to participate in environmental assessments, as we can; identifying and approaching funders for brownfields cleanup, redevelopment and related activities; and publicizing best practices that result from this unique community-focused planning and assessment process. Ellen Kissman, a YCC consultant team member with a background in environmental health and urban planning, will be honored to serve on SCIDpda’s Brownfields Advisory Committee.

We are delighted that SCIDpda is applying for a Community-wide Brownfields Assessment Grant and offer our enthusiastic support and commitment to the project.

Sincerely,

Doris Koo
Yesler Community Collaborative Team Lead

Appendix B: Letters of Commitment from community organizations



MAILING ADDRESS

PO Box 3007
Seattle, WA 98114-3007

ADMINISTRATION

720 8th Ave S, 2nd Floor
Seattle, WA 98104
TEL 206.788.3650
FAX 206.490.4011
TTY 206.788.3774

**INTERNATIONAL DISTRICT
MEDICAL & DENTAL CLINIC**

720 8th Ave S
Seattle, WA 98104
TEL 206.788.3700
FAX 206.788.3706

**HOLLY PARK
MEDICAL & DENTAL CLINIC**

3815 S Othello St
Seattle, WA 98118
TEL 206.788.3500
FAX 206.788.3521

**BELLEVUE
MEDICAL & DENTAL CLINIC**

1050 140th Ave NE
Bellevue, WA 98005
TEL 425.373.3000
FAX 425.373.3100

**SHORELINE
MEDICAL & DENTAL CLINIC**

16549 Aurora Ave N
Shoreline, WA 98133
TEL 206.533.2600
FAX 206.533.2641

**SEATTLE WORLD SCHOOL
TEEN HEALTH CENTER**

1700 E Union St,
Seattle, WA 98122
TEL 206.252.2200
FAX 206.252.2201

**ICHS PRIMARY CARE CLINIC
AT ACRS**

3639 Martin Luther King Jr. Way S
Seattle, WA 98144
TEL 206.788.3700

MOBILE DENTAL CLINIC

TEL 206.445.8454

www.ichs.com

October 25, 2017

Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Ave., Ste. 900
Mailstop ECL-112
Seattle, WA 98101

Dear Ms. Morales,

On behalf of International Community Health Services (ICHS), I am pleased to provide this letter in support of the Community-Wide Assessment Grant application submitted by the Seattle Chinatown International District Preservation and Development Authority (SCIDpda). We believe that the proposed Brownfields Area Plan will benefit our patients and the neighborhood as a whole by addressing issues that affect the health of Chinatown/International District (CID) residents, such as the availability of affordable housing and of recreational space.

ICHS is a Federally Qualified Health Center offering affordable health care services to Seattle and King County's Asian, Native Hawaiian, and Pacific Islander communities and to the broader community. We offer linguistically and culturally appropriate medical, dental, and behavioral health care at our clinic in the CID and at six other sites across King County. We have had a presence in the CID since 1975 and consider ourselves a long-term neighborhood stakeholder.

SCIDpda and ICHS have a long history of working together to improve the health of CID residents. The two organizations collaborated in developing the International District Village Square, a multi-use facility that has been the home of ICHS' International District Clinic since 1998. More recently, ICHS and SCIDpda have both been partners in the BUILD Health Challenge, a multi-organization, place-based initiative to improve the overall health of the CID.

ICHS fully supports SCIDpda's proposed project to engage with property owners and community members to assess and redevelop brownfields for uses that will benefit the community. The Brownfields Area Plan will be a step toward the neighborhood goal of improving health by bringing more affordable living and commercial space, as well as more green space, to the CID. ICHS will encourage the CID residents whom we serve to attend community meetings and to lend their voices to the public conversations initiated by this project.



Thank you for the opportunity to express our support for this important effort to improve the health of CID residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Teresita Batayola", with a long horizontal flourish extending to the right.

Teresita Batayola
President and Chief Executive Officer
International Community Health Services

Appendix B: Letters of Commitment from community organizations



October 25, 2017

Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales,

Friends of Little Saigon (FLS) is very pleased to support the Seattle Chinatown International District Preservation and Development Authority's (SCIDpda) application for a Community-wide Assessment Grant for the Chinatown International District. In the past, FLS has partnered with SCIDpda on several projects to preserve the cultural and economic identity of Little Saigon. Two in particular are placemaking strategies, such as decorative crosswalks and signage, and a mix-use community development project that consists of a Vietnamese Cultural Center, housing, and retail. FLS is willing to be part of the Brownfields Advisory Committee that this grant would establish, to help the neighborhood envision redevelopment of brownfields sites, and would contribute 3 hours of staff time per year to this endeavor.

This neighborhood struggles with persistent long-term disinvestment, which is apparent in the unusually high density of brownfield sites. The proposed project would be a tremendous step forward for property owners and the community as a whole. It would help stakeholders better understand brownfields and cleanup and redevelopment opportunities, and to leverage the challenge of its contaminated sites to become local assets to meet the community's vision and goals for neighborhood redevelopment.

If SCIDpda is awarded this grant, our organization agrees to participate in the Brownfields Advisory Committee for the Chinatown International District. We will send a representative to 2 meetings per year for the grant period, calculated at 9 hours over three years at an estimated staff time donation of \$810 (\$30/hour). We hope this amount will leverage federal funds and help the project to be more successful.

Thank you for your consideration.

Sincerely,

Quynh Pham
Executive Director
Friends of Little Saigon

Appendix B: Letters of Commitment from community organizations



Seattle Goodwill Industries
700 Dearborn Place S, Seattle, WA 98144
1 (877) GIVE4GOOD | www.seattlegoodwill.org

October 26, 2017

Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales,

Seattle Goodwill Industries (SGI) is very pleased to support the Seattle Chinatown International District Preservation and Development Authority's (SCIDpda) application for a Community-wide Assessment Grant for the Chinatown International District. SGI partners with SCIDpda on community outreach, referrals to SGI's social service programs and in community health and safety initiatives. SGI is willing to be part of the Brownfields Advisory Committee that this grant would establish, to help the neighborhood envision redevelopment of brownfields sites, and would contribute 3 hours of staff time per year to this endeavor.

This neighborhood struggles with persistent long-term disinvestment, which is apparent in the unusually high density of brownfield sites. The proposed project would be a tremendous step forward for property owners and the community as a whole. It would help stakeholders better understand brownfields and cleanup and redevelopment opportunities, and to leverage the challenge of its contaminated sites to become local assets to meet the community's vision and goals for neighborhood redevelopment.

If SCIDpda is awarded this grant, our organization agrees to participate in the Brownfields Advisory Committee for the Chinatown International District. We will send a representative to 2 meetings per year for the grant period, calculated at 9 hours over three years at an estimated staff time donation of \$900 (\$100/hour). We hope this amount will leverage federal funds and help the project to be more successful.

Thank you for your consideration.

Sincerely,

Michael C. Jurich
Vice President and CFO

Help us help others

Appendix B: Letters of Commitment from community organizations



October 25, 2017

Susan Morales
Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales:

The Wing Luke Museum of the Asian Pacific American Experience (The Wing) is pleased to support the Seattle Chinatown International District Preservation and Development Authority's (SCIDpda) application for a *Community-wide Assessment Grant for the Chinatown-International District*. For its 50 year history, The Wing has always been located in the Chinatown-International District, created and supported by community members to serve as a cultural anchor and economic driver for our historic neighborhood. As such and as property owners ourselves, we are deeply invested in the development of our neighborhood, and have partnered extensively with SCIDpda year-after-year to ensure community-based, community-led development throughout our district.

Our neighborhood struggles with persistent long-term disinvestment, which is apparent in the unusually high density of brownfield sites. The proposed project would be a tremendous step forward for property owners and the community as a whole. It would help stakeholders better understand brownfields and cleanup and redevelopment opportunities, and to leverage the challenge of its contaminated sites to become local assets to meet the community's vision and goals for neighborhood redevelopment.

If SCIDpda is awarded this grant, our organization agrees to participate in the Brownfields Advisory Committee for the Chinatown-International District to help the neighborhood envision redevelopment of the sites. We will send a representative to two meetings per year for the grant period, calculated at 9 hours over three years at an estimated staff time donation of \$500. We hope this amount will leverage federal funds and help the project to be more successful.

Thank you in advance for your support. If you have any questions about our work with SCIDpda and/or our role within the neighborhood, please feel free to contact me at 206.623.5124 ext 131, cchinn@wingluke.org.

Sincerely,



Cassie Chinn
Deputy Executive Director

C. Leveraged Funding commitment: grant award letter from LISC

MaryKate Ryan

From: Jamie Lee
Sent: Tuesday, November 14, 2017 12:21 PM
To: MaryKate Ryan
Subject: FW: LISC- HUD Section 4 Award

From: Patricia (Patty) Julio [mailto:PJulio@lisc.org]
Sent: Monday, September 25, 2017 5:59 PM
To: Maiko WC <MaikoWC@scidpda.org>; Jamie Lee <jamie@scidpda.org>; staoka@craft3.org; Quynh Pham <qpham03@gmail.com>
Subject: LISC- HUD Section 4 Award

Hi Maiko, Jaime, Quynh & Sue,

Thank you for applying to LISC's HUD Section 4 Capacity Building Grant. Congratulations, your organization has been selected as one of LISC's HUD Section 4 Grantees in the amount of **\$52,000.00** to support a joint proposal with Friends of Little Saigon on acquisition/pre-development activities for the mixed-use affordable housing Landmark project in Little Saigon/cultural center neighborhood.

The decision-making process was a difficult one, with many worthwhile organizations vying for a limited amount of grant dollars.

To begin the grant agreement process, you will need to:

- Revise your original budget, based on the above funded amount.
- Schedule a meeting or phone call with me to finalize scope of work and outcomes.

Should you have additional questions during this process, feel free to email me or call me on my cell at 206-856-6263.

Cheers,
-Patty

Patricia Julio, Program Officer (part-time)
Puget Sound Program, Seattle
Local Initiatives Support Corporation
Helping neighbors build communities at lisc.org

The area affected by proposed EPA Brownfields Assessment grant for the Seattle Chinatown International District Preservation and Development Authority's Area Wide Assessment grant would be the 0.25 square mile Chinatown International District in Seattle. Southeast of downtown Seattle, and east of Pioneer Square, the CID is approximately bounded by 4th Avenue South to the west, Yesler Street to the north, Rainer Ave to the east, and Dearborn Street to the south.

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/14/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Seattle Chinatown International District Preservation and De

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (4)

* c. Organizational DUNS:

0887173840000

d. Address:

* Street1:

409B Maynard Ave S

Street2:

* City:

Seattle

County/Parish:

* State:

WA: Washington

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

98104-2959

e. Organizational Unit:

Department Name:

IDEA Space

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

MaryKate

Middle Name:

Wu

* Last Name:

Ryan

Suffix:

Title:

Preservation Planner

Organizational Affiliation:

IDEA Space/SCIDpda

* Telephone Number:

2068388236

Fax Number:

* Email:

marykater@scidpda.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

D: Special District Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-area description.docx

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brownfields Assessments and Education in Seattle's Chinatown International District

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="238,950.00"/>
* b. Applicant	<input type="text" value="3,150.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="242,100.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: